

PLANNING DEPT. PCTS 3 WATER SERVICE AVAILABILTY		
	APPLICANT	APPLICATION NO.
1.	BELLA VISTA CAPITAL INVEST/JORGE A. GONZALEZ	3-7594
2.		
3.		
4.		
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11.		
12.		
13.		
	COMM. COURT: OCTOBER 14, 2025	



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office
2818 S. Business Hwy
281
Edinburg, Texas 78539
956-318-2840

Precinct No. 1 Substation
1900 Joe Stephens Ave.
Ste. A
Weslaco, TX 78596
956-968-4734

Precinct No.3 Substation
2401 N. Moorefield Rd.
Mission, TX 78572
956-205-7045

Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No: 3-7594
8/28/25

HIDALGO COUNTY CERTIFICATE OF WATER SERVICE AVAILABILITY UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)

Upon the application of:

Bella Vista Capital Invest.
Name: Jorge A. Gonzalez
owner

Approved by	Temporary Service	Final Service
Environmental Health:	_____	<u>Rudy Rios</u>
Inspection/Permit No:	_____	Authorized Signature
Date Approved:	<u> / /</u>	<u>56096</u>
		<u>9/18/25</u>

Address: 7566 W Military Rd.
Mission TX 78572

Water Supplier: Agua Sud

Utility Provider: [] M.V.E.C. [] AEP

Phone: 956-522-1248
956-222-4344

Account/ESI No.: 10032789442036445
[] Temporary Pole [] Permanent Service

who is the person requesting utility service to subdivided land ("land") described as follows:

Owner: LOS EJIDOS DE REYNOSA E IAC Lot 49

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

and who has submitted to the court an affidavit as required by Local Govt. Code Sec. 232.029 (f), on _____, 20____, the Hidalgo County Commissioners Court approved the issuance of this certificate stating as follows (strike through the statement that does not apply)

The land was not subdivided after September 1, 1995, and water service is available within 750 feet of the land.

-OR-

~~The land was not subdivided after September 1, 1995, and water service is available more than 750 feet from the subdivided land and the extension of water service to the land may be feasible, subject to a final determination by the water service provider.~~

Sandra Carter 9/10/25
Planning Department Authorized Signature

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date



PLANNING DEPARTMENT

Rev. 12-21-23

County of Hidalgo

Main Office 2818 S. Business Hwy 281 Edinburg, Texas 78539 956-318-2840	Precinct No. 1 Substation 1900 Joe Stephens Ave. Ste. A Weslaco, TX 78596 956-968-4734	Precinct No. 3 Substation 2401 N. Moorefield Rd. Mission, TX 78572 956-205-7045
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Precinct 1 2 3 4

Anthony Uresti
Director of Planning

Application No:

3-7594
8/28/25

**AFFIDAVIT
TO APPLY TO THE COUNTY OF HIDALGO
FOR CERTIFICATE OF WATER SERVICE AVAILABILITY
UNDER TEXAS LOCAL GOVT. CODE SECTION 232.029(c)(2)**

[Note: To be eligible, the land must not have been subdivided after September 1, 1995.]

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, on this day personally appeared

Jorge A. Gonzalez Quintanilla / Bella Vista Capital Invest.

Known to me [or proved to me in the oath of NA or through Texas Driver License (description of federal or state government ID card with photograph and signature)], who swore on oath that the following two statements are true:

1. "I am requesting utility service to the following described land:

7566 W. Military Rd Mission Tx. 78572
Los Ejidos De Reynosa E 1 AC Lot 49

[Insert the lot and block number in recorded subdivision, address, or description in deed, etc]

2. "The land described above has been sold or conveyed to me."

AND [strike through the statement below that does not apply]

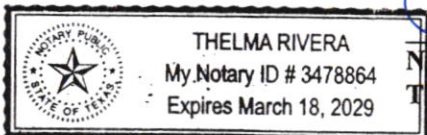
3A. "The land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1995."

-OR-

3B. "The land was on August 31, 1999, located in the extraterritorial jurisdiction of a municipality as determined by Local Govt. Code Chapter 42; and the land was not sold or conveyed to me by the Subdivider or the subdivider's agent after September 1, 1999."

[Signature] (Signature)

SUBSCRIBED AND SWORN TO before me on September 10, 2025, to certify which, witnesses my hand and seal of office.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY OR YOUR DRIVER'S LICENSE NUMBER.

DEED WITHOUT WARRANTY WITH VENDOR'S LIEN

Date: August 5, 2025

Grantor: F&T, LLC.

Grantor's Mailing Address (including county):

701 E Expressway 83, Box 1
McAllen, Texas 78501
Hidalgo County, Texas

Grantee: Bella Vista Capital Investments, LLC. ✓

Grantee's Mailing Address (including county):

11140 Western Rd.
Mission TX 78574
Hidalgo County, Texas

Consideration:

Good and valuable consideration, the receipt and sufficiency of which is hereby accepted, and the execution and delivery by Grantee of a certain promissory note of even date herewith in the principal amount of \$81,000.00 payable to the order of Grantor as therein provided, the payment of the note is additionally secured by a Deed of Trust of even date herewith to Patrick Moore, Trustee. The vendor's lien herein retained shall serve as additional security for the payment of the above-described note.

Property:

THE EAST 1.00 ACRE, MORE OR LESS, OUT OF TRACT 49, LOS EJIDOS DE REYNOSA VIEJO, AN ADDITION TO HIDALGO COUNTY, TEXAS, AS DESCRIBED IN VOLUME 2299, PAGE 553, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. ✓

Reservations from Conveyance:

For Grantor and Grantor's successors and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease and all benefits from it.

Exceptions to Conveyance and Warranty:

All of record.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any county water improvement district or other applicable governmental district, agency or authority.

Standby fees, taxes and assessments for any taxing authority for the year 2025 and subsequent years, and subsequent taxes and assessments by any taxing body for prior years due to change in land usage or ownership.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All covenants and/or warranties that might arise by contract, statute or common law (including but not limited to the covenant of seisin) as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

Grantee, by its acceptance hereof, accepts the Property in its physical condition as of the date hereof, AS IS, WHERE IS AND WITH ALL FAULTS, and acknowledges that it has no recourse whatsoever against Grantor in the event of discovery of any defects of any kind, latent or patent. Grantee acknowledges and agrees that Grantor has not made and does not make any representation, warranty or covenant of any kind or character whatsoever, whether expressed or implied, with respect to the physical condition, use or usefulness of the Property or any portion thereof, and (1) GRANTOR HEREBY EXPRESSLY DISCLAIMS ANY AND ALL IMPLIED WARRANTIES, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF CONDITION, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OWNERSHIP OR WITH RESPECT TO THE VALUE, PROFITABILITY OR MARKETABILITY OF THE PROPERTY, AND (2) GRANTOR HEREBY DISCLAIMS ANY REPRESENTATION OR WARRANTY WITH REGARD TO COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO THE HANDLING, GENERATING, TREATING, STORING OR DISPOSING OF ANY HAZARDOUS WASTE OR SUBSTANCE.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

F&T, LLC.

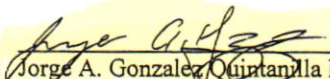
By: 

A. Ford Sasser, III, President

ACCEPTANCE:

Grantee hereby accepts the foregoing conveyance subject to the reservations therein set forth, and agrees to be bound by the terms and conditions thereof.

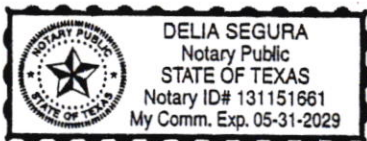
GRANTEE:

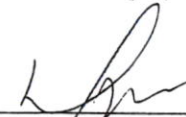

Jorge A. Gonzalez Quintanilla Manager of
Bella Vista Capital Investments, LLC. ✓

CORPORATE ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 5th day of August, 2025 by A. Ford Sasser, III, President of F&T, LLC., on behalf of said company.



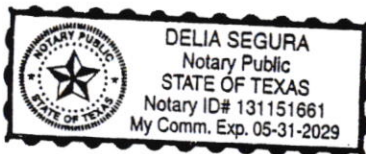


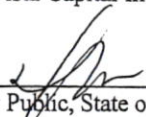
Notary Public, State of Texas
Notary's Printed Name: Delia Segura
Commission Expires: 5/31/29

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on the 5th day of August, 2025 by Jorge A. Gonzalez Quintanilla Manager of Bella Vista Capital Investments, LLC.





Notary Public, State of Texas
Notary's Printed Name: Delia Segura
Commission Expires: 5/31/29

DOC# 322603

2251
Prepared by the State Bar of Texas for use by lawyers only
Revised 10-85

GIFT WARRANTY DEED

*Prior
Deed*

Date: **May 14, 1993**

Grantor: **VICTORIA DE LUNA CANTU**

Grantor's Mailing Address (including county):

**Rt 3 Box 251
Mission, Texas 78572**

Grantee: **FRANCISCA C. ESTRADA, JULIAN CANTU, ENRIQUETA C. GONZALEZ, EDUARDO CANTU AND RAUL CANTU**

Grantee's Mailing Address (including county): **Rt 3 Box 259**

Mission, Texas 78572

Consideration: **ONE DOLLAR (\$1.00) AND ALL THE LOVE AND AFFECTION I HAVE FOR GRANTEES consideration.**

Property (including any improvements):

Lot Forty Two (42) and Lot Forty Two-A (42-A) LOS EJIDOS DE REYNOSA VIEJO SUBDIVISION, Hidalgo County, Texas, reference to which is here made for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT TO Present restrictions, if any, existing against said property;

SUBJECT TO Existing Building and Zoning Ordinances, if any;

SUBJECT TO Prior reservations of the oil, gas and other minerals, on, in, under or that may be produced from the subject property;

SUBJECT TO Any and all Oil, Gas and Mineral Leases of Record;

Victoria Cantu

VICTORIA DE LUNA CANTU

No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

(Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the 14th day of May 1993, by VICTORIA DE LUNA CANTU

Mercy Farias
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES:



(Corporate Acknowledgement)

STATE OF TEXAS
COUNTY OF HIDALGO

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____ of _____ a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas

Notary's name (printed):

Notary's commission expires:

FILED FOR RECORD
DOC# 322603 \$10
05-17-1993 10:45:09
WILLIAM (BILLY) LEO
HIDALGO COUNTY

GENERAL INFO

ACCOUNT

Property ID: 222141
 Geographic ID: L6050-00-000-0049-00
 Type: R
 Zoning: RS
 Agent:
 Legal Description: LOS EJIDOS DE REYNOSA E 1 AC LT 49
 Property Use:

OWNER

Name: F & T LLC
 Secondary Name:
 Mailing Address: 701 E EXPRESSWAY 83 MCALLEN TX 78501
 Owner ID: 1319156
 % Ownership: 100.000000
 Exemptions:

LOCATION

Address: 7566 W MILITARY RD, TX

Market Area:
 Market Area CD: SLJA029
 Map ID: VOL 7 PG 8
 Zoning: RS

PROTEST

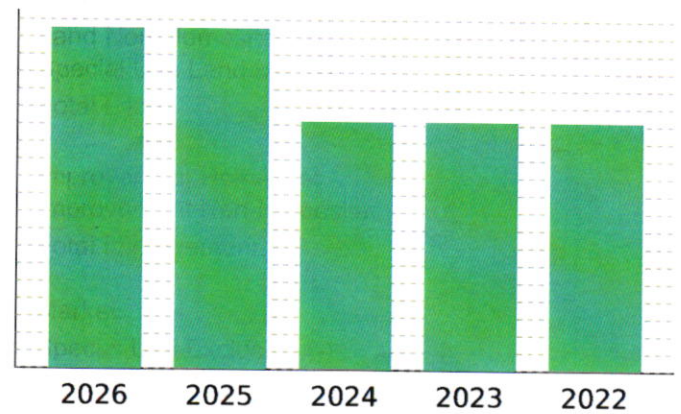
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$45,720
 Special Use Land Market: \$0
 Total Land: \$45,720
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$3,100
 Total Improvement: \$3,100
 Market: \$48,820
 Special Use Exclusion (-): \$0
 Appraised: \$48,820
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$48,820

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$45,720	\$3,100	\$0	\$48,820	\$0	\$48,820
2025	\$45,720	\$3,100	\$0	\$48,820	\$0	\$48,820
2024	\$32,400	\$3,100	\$0	\$35,500	\$0	\$35,500
2023	\$32,400	\$3,100	\$0	\$35,500	\$0	\$35,500
2022	\$32,400	\$3,100	\$0	\$35,500	\$0	\$35,500

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CAB	CITY OF ABRAM	0.000000	\$48,820	\$48,820
DR1	DRAINAGE DISTRICT #1	0.112300	\$48,820	\$48,820
GHD	HIDALGO COUNTY	0.575000	\$48,820	\$48,820
HCTR2	COUNTY - TRANSPORTATION REINVESTMENT	0.000000	\$48,820	\$48,820
JCC	SOUTH TEXAS COLLEGE	0.162000	\$48,820	\$48,820
SLJ	LA JOYA ISD	1.053300	\$48,820	\$48,820
SST	SOUTH TEXAS SCHOOL	0.049200	\$48,820	\$48,820
ESD5	ESD #05	0.000000	\$48,820	\$48,820
ESD6	ESD #06	0.000000	\$48,820	\$48,820

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **RESIDENTIAL** Improvement Value: **\$3,100** Main Area: **0**
 State Code: **A1** Description: Gross Building Area: **620**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
GAR	GARAGE	*		1	1980	1980	620

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
AC	ACREAGE	1.0000	43,560	\$1.05	\$45,720	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/17/25	SWD	SPEC. W/D	PENA MASON DANIEL	F & T LLC				3667024
6/26/25	SHD	SHERIFF'S DEED	DE LUNA COSME	PENA MASON DANIEL				3661774
	CONV	CONVERSION	JOSE LUIS ARGUELLO	DE LUNA COSME				



COUNTY OF HIDALGO
PLANNING DEPARTMENT

Permit No.: Permit 3-7594

Receipt No.: 042422

L6050-00-000-0049-00

Main Office	Precinct No. 1 Substation	Precinct No. 3 Substation
2818 S Business Hwy 281 Edinburg, Texas 78539 Ph: 956-318-2840 Fax: 956-318-2844	1900 Joe Stephens Ave. Ste. A Weslaco, Texas 78596 Ph: 956-968-4734 Fax: 956-973-7850	2401 N. Moorefield Rd. Mission, Texas 78572 Ph: 956-205-7045 Fax: 956-205-7049


BELLA VISTA CAPITAL INVESTMENTS LLC
11140 WESTERN RD
MISSION, TX 78574
(956) 458-6783
(956) 522-1248

- [1] Contractor: JORGE A. GONZALEZ
- [2] Water System: Agua S.U.D.
- [3] Class of Work: 29 Residential, move in or relocated building
- [4] Size of Structure: 1200Sq.Ft.
- [5] Legal Description: LOS EJIDOS DE REYNOSA E 1 AC LT 49
- [6] Location: ABRAM RD AND MILITARY RD
- [7] Sewage: N/A
- [8] Construction Type: Wood
- [9] Est. Cost of Construction: \$45000
- [10] Flood Zone: Zone C

Community Panel Number: 4803340400C
Precinct: 3
Certification of Elevation Required: No
Setbacks: Front 50', Rear 15', Side 6', Side 6', Corner '
Special Conditions: MUST COMPLY WITH ALL SETBACKS AND REGULATIONS REQUIRED BY THE HCPD
Description: Permit 3-7594
Price: \$200.00

Total Amount.....\$200.00

Method of Payment: Cash
Check/M.O.#:
Payment: \$200.00
Change Due: \$0.00
Application: gerardo.perez
Inspector: angel.delacerda
Receipt: gerardo.perez


Cashier


Date

[NOTICE]

ALL SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE IN COMPLIANCE WITH THE SUBDIVISION PLAT AND/OR DEED RESTRICTIONS. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. NO MORE THAN ONE SINGLE FAMILY RESIDENCE PER LOT. APPLICANT SHALL COMPLY WITH ALL THE PLAT AND OR DEED RESTRICTIONS AND REQUIREMENTS AFFECTING THE LOT. APPLICANT ACKNOWLEDGES THAT NO FURTHER DIVISION OF THE DESCRIBED PROPERTY SHALL BE DONE WITHOUT FIRST PREPARING A SUBDIVISION PLAT IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES, TEXAS LOCAL GOVERNMENT CODE AND/OR TEXAS WATER DEVELOPMENT BOARD MODEL SUBDIVISION RULES. A CLEARANCE WILL NOT BE ISSUED FOR ANY PROPERTY LOCATED IN AN AREA DESIGNATED AS ZONE 'A', 'AE', 'AH' OR 'AO' UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A DEVELOPMENT PERMIT APPROVED BY THE COUNTY OF HIDALGO FLOOD PLAIN administrator INCLUDING AN ELEVATION CERTIFICATE REFLECTING THE PROPOSED FINISHED FLOOR ELEVATION FOR THE IMPROVEMENTS AND THE BASE FLOOD ELEVATION FOR THE PROPERTY. IN ADDITION, A FINAL CLEARANCE WILL NOT BE ISSUED UNTIL THE OWNER AND/OR CONTRACTOR HAS PROVIDED THE PLANNING DEPARTMENT A FINISHED FLOOR CONSTRUCTION ELEVATION CERTIFICATE CONFIRMING THAT ALL IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE TERMS OF THE INITIAL APPLICATION AND FLOOD PLAIN ADMINISTRATION DEVELOPMENT PERMIT. A SEPARATE PERMIT IS ALSO REQUIRED FOR INSTALLATION OF SEPTIC TANKS AND THE VERIFICATION THAT SEPTIC TANKS WERE INSTALLED IN COMPLIANCE WITH ALL LEGAL REQUIREMENTS. THIS APPLICATION IS SUBJECT TO CANCELLATION IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF ONE YEAR AT ANY TIME AFTER WORK IS COMMENCED. APPLICANT/OWNER STATES THAT NO STRUCTURE EXISTS ON THIS TRACT OF LAND. IF FOUND IN VIOLATION APPROVED APPLICATION MAY BE REVOKED. APPROVED APPLICATION FEE SHALL BE DOUBLED FOR CONSTRUCTION COMMENCING AND/OR STRUCTURES MOVED IN PRIOR TO OBTAINING AN APPROVED APPLICATION. THE FORGOING IS A TRUE AND CORRECT DESCRIPTION OF THE IMPROVEMENTS CONTEMPLATED BY THE UNDERSIGNED APPLICANT, AND THE APPLICANT STATES THAT THE APPLICANT WILL HAVE FULL AUTHORITY OVER THE CONSTRUCTION OF SAME AND CONTRACTOR AND APPLICANT HEREBY AGREE TO COMPLY WITH ALL COUNTY REQUIREMENTS AND APPLICABLE PLAT AND/OR DEED RESTRICTIONS. APPLICANT AND CONTRACTOR HEREBY CERTIFY THAT EACH HAS READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATIONS GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. BY SIGNING THIS APPLICATION, APPLICANT AND CONTRACTOR AUTHORIZE REPRESENTATIVES OF THE COUNTY OF HIDALGO TO COME ON TO THE CONSTRUCTION SITE TO MONITOR CONTRACTOR'S AND APPLICANT'S COMPLIANCE WITH THE TERMS OF THE PERMIT AND THE COUNTY'S SUBDIVISION REGULATIONS. PLEASE CONTACT PLANNING DEPARTMENT 48 HOURS PRIOR TO POURING OF FOUNDATION FOR INSPECTION OF BUILDING SETBACKS FROM PROPERTY LINES AND FINISH FLOOR ELEVATION. NO CONSTRUCTION ALLOWED OVER ANY EASEMENTS. BUILDING SETBACKS AND FINISH FLOOR ELEVATIONS SHALL BE MET PRIOR TO POURING FOUNDATION OR WHEN MOVING IN A STRUCTURE.


Signature of Owner or Applicant

8-28-25
Date